

EXHIBIT A

After Recording, Return Document To:

The City of Portland
Office of Transportation
1120 S.W. Fifth Avenue, Suite. 800
Portland, OR 97204-7234
Attention: Teresa Talbot

Send Tax Statements To

No Change

2009-045

DEED FOR RIGHT-OF-WAY PURPOSES

KNOW ALL PERSONS BY THESE PRESENTS, that THE PORT OF PORTLAND, a port district of State of Oregon, ("Grantor"), in consideration of the sum of TWO HUNDRED THIRTEEN THOUSAND DOLLARS AND NO CENTS (\$213,000.00) and other good and valuable consideration to it paid by the City of Portland, a municipal corporation of the State of Oregon("City"), the receipt whereof is hereby acknowledged, hereby conveys unto the City of Portland, which purchases pursuant to its eminent domain power and authority, an easement for public street and right of way purposes in the real property, being particularly described as Parcels 1, 2, 3 and 4 as follows ("Subject Property") and depicted on **Exhibits A1, A2, A3 and A4** attached hereto and by this reference made a part hereof:

Parcel 1

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF THE DULY RECORDED PLAT OF N.E. 92ND DRIVE INDUSTRIAL PARK; THENCE S 88°36'21" E ALONG SAID NORTH LINE A DISTANCE OF 13.42 FEET; THENCE LEAVING SAID NORTH LINE AND RUNNING N 15°51'35" E A DISTANCE OF 71.56 FEET TO A POINT; THENCE N 08°18'18" W A DISTANCE OF 21.14 FEET TO A POINT; THENCE N 10°55' 41" E A DISTANCE OF 64.30 FEET TO A POINT; THENCE N 12°09' 07" E A DISTANCE OF 108.97 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 515.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°39'04", AN ARC DISTANCE OF 77.76 FEET (THE CHORD BEARS N 07°49' 35" E 77.69 FEET) TO A POINT IN THE EAST LINE OF N.E. 92ND DRIVE, COUNTY ROAD NUMBER 1446; THENCE S 12°58' 04" W ALONG SAID EAST LINE A DISTANCE OF 206.56 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 2889.79 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°45'20", AN ARC DISTANCE OF 138.98 FEET (THE CHORD BEARS S 14°20' 44" W 138.97 FEET) TO THE NORTHWEST CORNER OF N.E. 92ND

DRIVE INDUSTRIAL PARK; THENCE 'S 88° 36' 21 "E ALONG SAID NORTH LINE A DISTANCE OF 5.16 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,465 SQUARE FEET, MORE OR LESS.

Parcel 2

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF N.E. ALDERWOOD ROAD OPPOSITE STATION 337+96.52, AND 53.00 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES THERETO, AS SHOWN ON MULTNOMAH COUNTY SURVEY NUMBER 58327; THENCE SOUTHERLY ALONG THE ARC OF A 2829.79 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°20'18", AN ARC DISTANCE OF 164.88 FEET (THE CHORD BEARS S 07°12' 11" W 164.86 FEET) TO A POINT; THENCE N 01°34'19" E A DISTANCE OF 46.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 2824.29 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°06'14", AN ARC DISTANCE OF 54.42 FEET (THE CHORD BEARS N 07°23'25" E 54.42 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50°38'03", AN ARC DISTANCE OF 66.28 FEET (THE CHORD BEARS N 18°28' 44" W 64.14 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°27' 42", AN ARC DISTANCE OF 11.12 FEET (THE CHORD BEARS N 65°01' 36" W 10.86 FEET) TO A POINT IN THE SOUTHERLY LINE ON N.E. ALDERWOOD ROAD; THENCE S 87°16' 23" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 42.63 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1405 SQUARE FEET, MORE OR LESS.

Parcel 3

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF N.E. ALDERWOOD ROAD OPPOSITE STATION 337+53.89, AND 53.00 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES THERETO, AS SHOWN ON MULTNOMAH COUNTY SURVEY NUMBER 58327; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°27'42", AN ARC DISTANCE OF 11.12 FEET (THE CHORD BEARS S 65°01' 36" E 10.86 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°08'32", AN ARC DISTANCE OF 8.04 FEET (THE CHORD BEARS S 40°43' 29" E 8.04 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°29'32", AN ARC DISTANCE OF 58.24 FEET (THE CHORD BEARS S 15°24' 28" E 56.79 FEET) TO A POINT OF COMPOUND

CURVATURE; THENCE ALONG THE ARC OF A 2824.29 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°06'14", AN ARC DISTANCE OF 54.42 FEET (THE CHORD BEARS S 07°23' 25"W 54.42 FEET) TO A POINT; THENCE N 01°22' 01" E A DISTANCE OF 53.92 FEET TO A POINT; THENCE N 12°25' 02" W A DISTANCE OF 21.40 FEET TO A POINT; THENCE N 08°00'44"W A DISTANCE OF 34.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 557 SQUARE FEET, MORE OR LESS.

Parcel 4

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF N.E. ALDERWOOD ROAD OPPOSITE STATION 337+96.90, AND 45.00 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES THERETO AS SHOWN ON MULTNOMAH COUNTY SURVEY NUMBER 58327; THENCE S 87° 16' 23" E ALONG THE SOUTH LINE OF N.E. ALDERWOOD ROAD A DISTANCE OF 73.19 FEET TO A POINT; THENCE ALONG THE ARC OF A 116.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°33'29", AN ARC DISTANCE OF 3.17 FEET (THE CHORD BEARS S 65° 53' 22" W 3.17 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 36.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°39'38", AN ARC DISTANCE OF 40.55 FEET (THE CHORD BEARS S 33° 16' 49" W 38.50 FEET) TO A POINT OF TANGENCY; THENCE S 01° 27' 00" W A DISTANCE OF 126.93 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 515.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°03'03", AN ARC DISTANCE OF 18.43 FEET (THE CHORD BEARS S 02° 28' 31 "W 18.43 FEET) TO A POINT ON THE EAST LINE OF N.E. 92ND DRIVE; THENCE S 12° 58' 04" W ALONG SAID EAST LINE A DISTANCE OF 206.56 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 2,889.79 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°45'20", AN ARC DISTANCE OF 138.98 FEET (THE CHORD BEARS S 14° 20' 44" W 138.97 FEET) TO THE NORTHWEST CORNER OF THE DULY RECORDED PLAT OF N.E. 92ND DRIVE INDUSTRIAL PARK; THENCE N 87° 59' 31 "W A DISTANCE OF 25.74 FEET TO A POINT ON THE CENTERLINE OF N.E. 92ND DRIVE; THENCE N 85° 37' 10" W A DISTANCE OF 35.72 FEET TO A POINT; THENCE ALONG THE ARC OF A 2,829.79 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°37'03", AN ARC DISTANCE OF 524.39 FEET (THE CHORD BEARS N 10° 40' 49" E 523.64 FEET) TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 31,847 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

A. Grantor represents that to the best of its knowledge after appropriate and reasonable inquiry under the circumstances; the subject property is in compliance with all local, State and Federal environmental laws and regulations.

B. Grantor represents after reasonable inquiry under the circumstances and to the best of its knowledge, that it has disclosed all knowledge of any release of hazardous substances onto or from the subject property, and disclosed any known report, investigation, survey, or environmental assessment regarding the subject property. "Release" and "Hazardous Substance" shall have the meaning as defined under Oregon law.

C. After reasonable inquiry and to the best of Grantors knowledge, Grantor represents that there are no underground storage tanks, as defined under Oregon law, presently on or under the subject property.

D. It is understood and agreed that the City, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the subject property, and that the Grantor is not attempting to convey any such liability.

E. To the extent permitted by the law, the Grantor, its successors and assigns, agree to defend, indemnify and hold harmless the City, its officers, agents, and employees against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence or release of hazardous substances onto or from the subject property. This provision shall not apply to a release of hazardous substances onto or from the subject property caused by the officers, agents or employees of the City. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.

F. To the best of its knowledge, Grantor represents and warrants that it has the authority to grant this easement.

G. This Effective Date shall be the date this easement is signed by all parties.

GRANTEE
THE CITY OF PORTLAND

GRANTOR
THE PORT OF PORTLAND

By: _____

By: Bill Wyatt

Print Name: _____

Print Name: BILL WYATT

As Its: _____

As Its: EXECUTIVE DIRECTOR

Date: _____

Date: 7 April 2009

APPROVED FOR LEGAL SUFFICIENCY
FOR THE CITY:

APPROVED FOR LEGAL SUFFICIENCY
FOR THE PORT:

By: _____

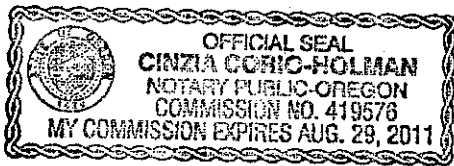
Counsel for City of Portland

By: Mark

Counsel for Port of Portland

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This Deed for Right-of-Way Purposes was acknowledged before me on April 7, 2009, 2009, by Bill Wyatt as Executive Director of The Port of Portland, a port district of the State of Oregon. STEVEN H. SCHREIBER OF AVIATION



Cinzia Corio-Holman
Notary Public for Oregon

My Commission Expires: August 29, 2011

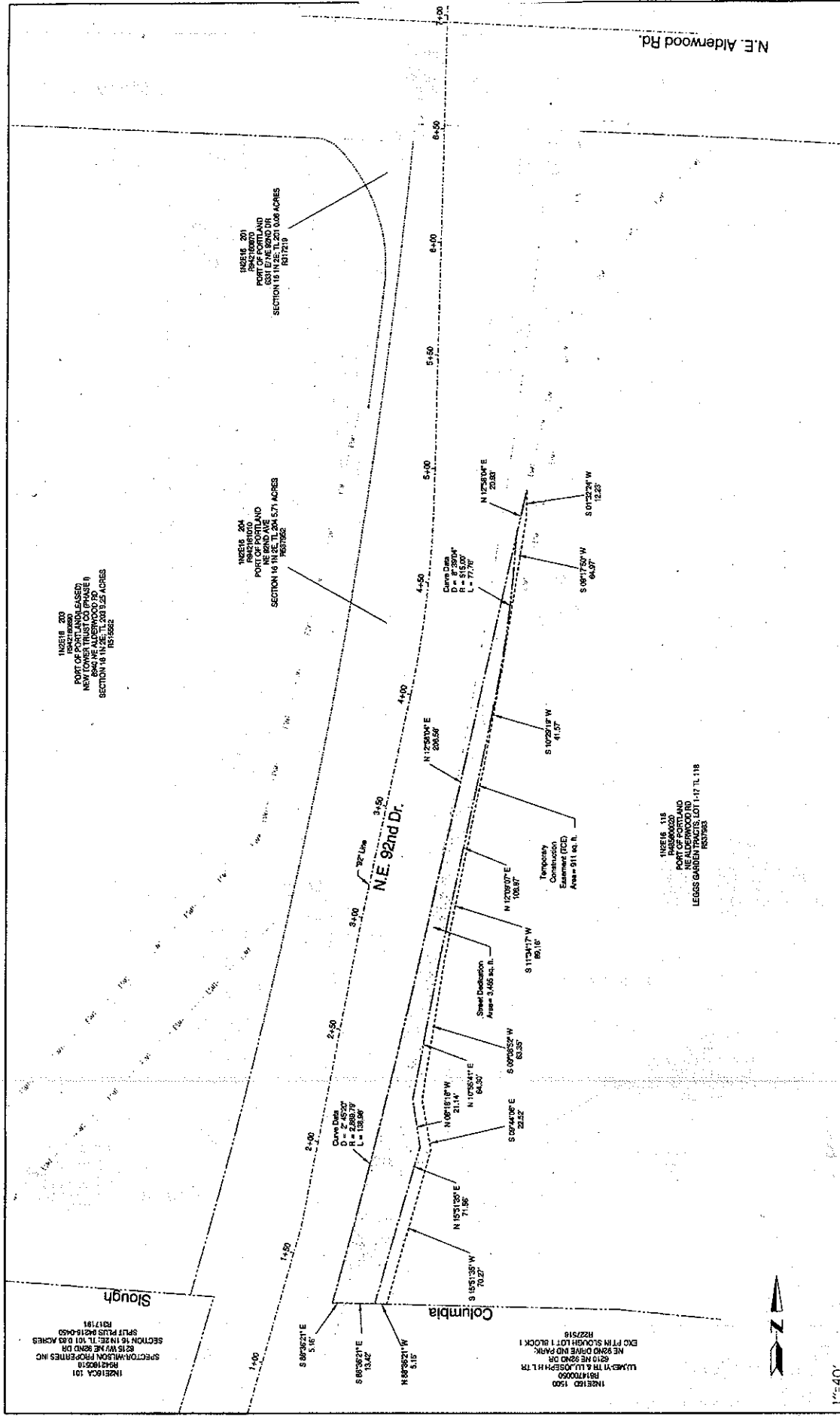
STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This Deed for Right-of-Way Purposes was acknowledged before me on _____, 2009, by _____ as _____ of The City of Portland, Portland Department of Transportation.

Notary Public for Oregon

My Commission Expires: _____

Exhibit A-1

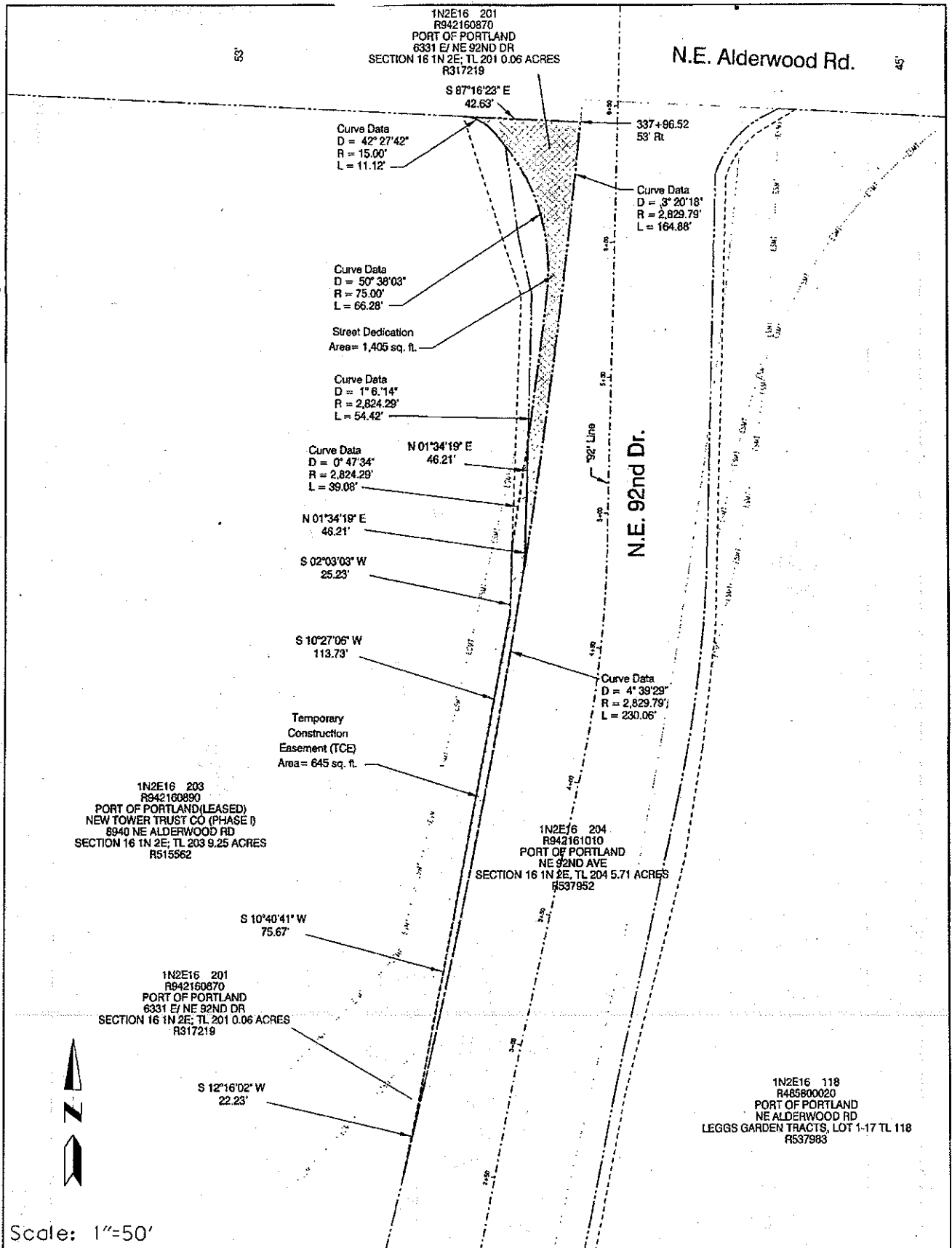


State I.D.
1N2E16 118

CITY OF PORTLAND
TRANSPORTATION
SARAH J. HARRIS
CITY ENGINEER

Exhibit A-2

Plot Date: 1/3/2008 File: C:\Design\61607 - NE 92nd Drive LID\CAD\RIGHT-OF-WAY DRAWINGS\PLAN SHEETS\SHI INE16D 201\IN-50ft.dgn



SAM ADAMS
STEVE TOWNSEN, P.E.

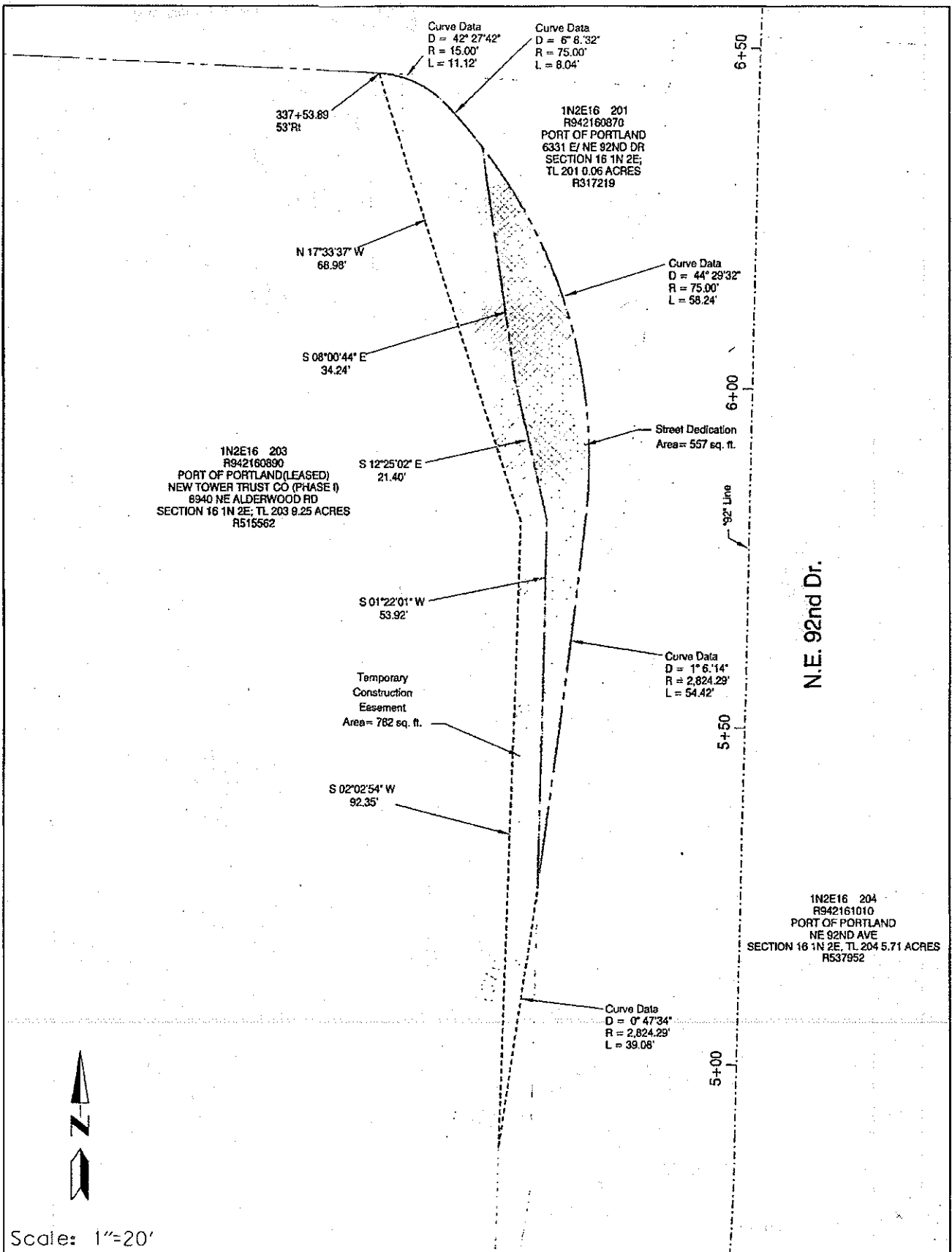
COMMISSIONER
CITY ENGINEER

State I.D.

1N2E16 201

Exhibit A-3

Plot Date: 7/3/2008 File Name: S:_IL Design\65607 - NE 92nd Drive LID\CAD\RIGHT-OF-WAY DRAWINGS\PLAN-SHEETS\SHT. IN2E16D 203.LIN=20ft.dgn

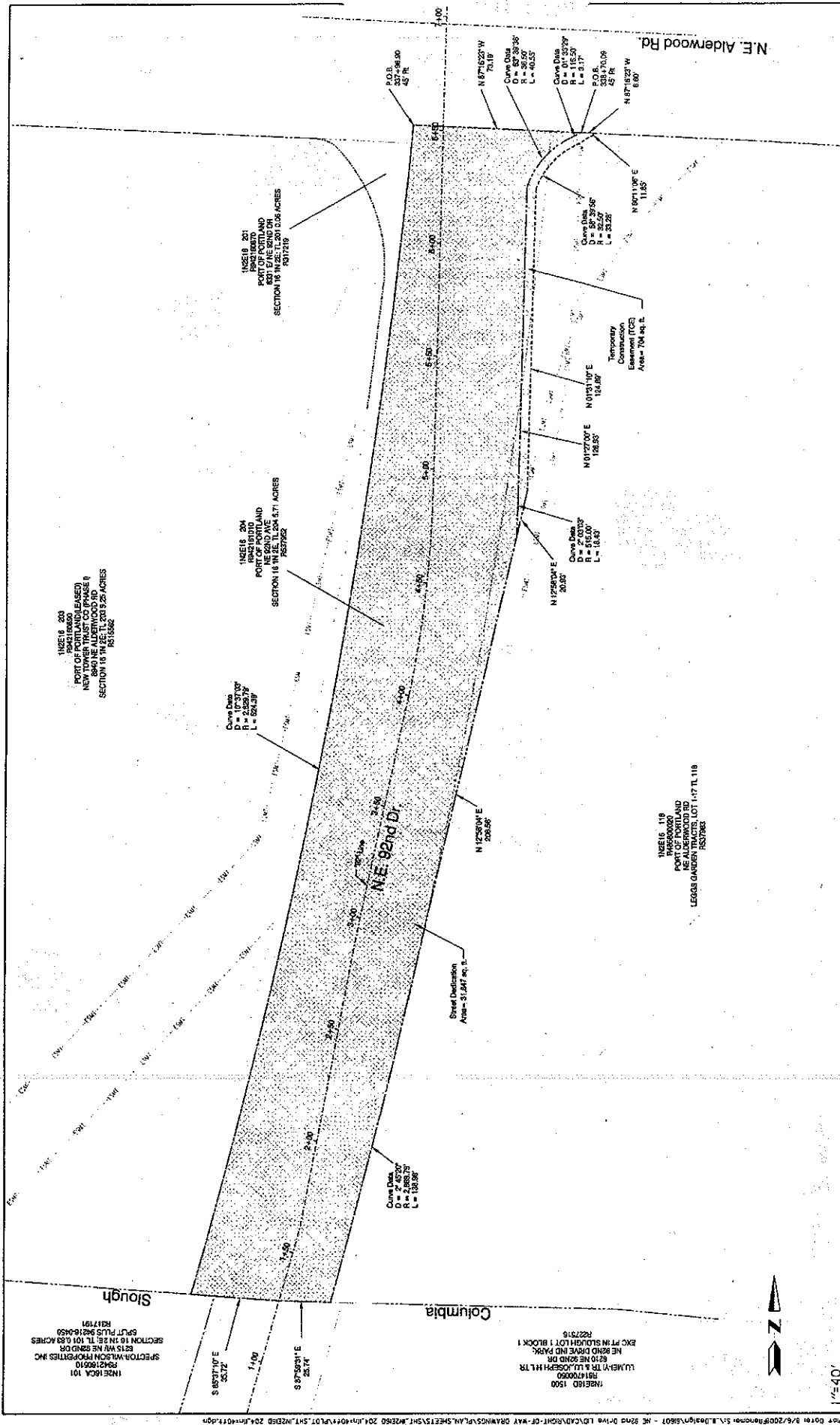


SAM ADAMS
STEVE TOWNSEN, P.E.

COMMISSIONER
CITY ENGINEER

State I.D.

1N2E16 203



State I.D. 1N2E16 204